

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**March 17, 2011**

**APPLICATION:** HDC2011-00527  
**ADDRESS:** 210 Forest Avenue  
**ACCEPTED:** 2/11/2011  
**OWNER:** William H. Egan  
**REQUEST:** Evaluation of Significance  
for Demolition  
**STAFF:** Robin D. Ziek



**PROJECT SUMMARY:**

The ca. 1960 Ranch style house sits at the corner of Forest Avenue and Carr Avenue. The owner submitted a request for Evaluation of Significance for Demolition of the property. He rents the property to tenants, and would like the flexibility to demolish the house at some future date.

**STAFF RECOMMENDATION**

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the Criteria for Historic Designation in the City of Rockville.

**[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]**

Finding that HDC2011-00527, for Evaluation of Historic Significance of the property at 210 Forest Avenue does not meet the Criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

**BACKGROUND:**

**Property Description:** West End Park subdivision Block 12, Pt Lots 13 & 14

**Property Area:** 9,675 sf.

**Structure Area:** 864 sf.

**Zone:** R-60      Constructed ca. 1960



**City of Rockville Permits Required:**

Demolition Permit included in Residential Building Permit application

**Property Description**

The house is a one-story ranch at the southwest corner of Forest Avenue and Carr Avenue. The house faces east, to Forest Avenue. There is a driveway at the rear that is accessed from Carr Avenue. The house is sided with asbestos cement shingles designed to look like cedar shingles. The side gable roof is covered with fiberglass asphalt shingles. There is an interior central chimney, seen at the ridgeline above the front door. The front door sits in the center of the three-bay façade. The door is a modern paneled door, and there is a storm door. The picture window, to the left of the front door, includes a large single panel flanked by two narrow double-hung windows. The windows to the right of the front door are half-height windows, more typical of a kitchen or bedroom. A concrete walk leads to the front steps and concrete stoop at the front door. The property has mature landscaping, including a specimen saucer magnolia in the front yard, and two large cedar trees at the rear. The south property line is screened with mature boxwood shrubs.

The neighborhood includes houses with a range of architectural styles. The property immediately to the south of the subject property is an early 20<sup>th</sup> century bungalow. The adjacent house to the west of the subject property is a mid-20<sup>th</sup> century two-story expansion on the ranch design. There are also brick minimal traditional houses, and two-story colonial revival houses.



Saucer magnolia in the northeast corner of the property, in the front yard

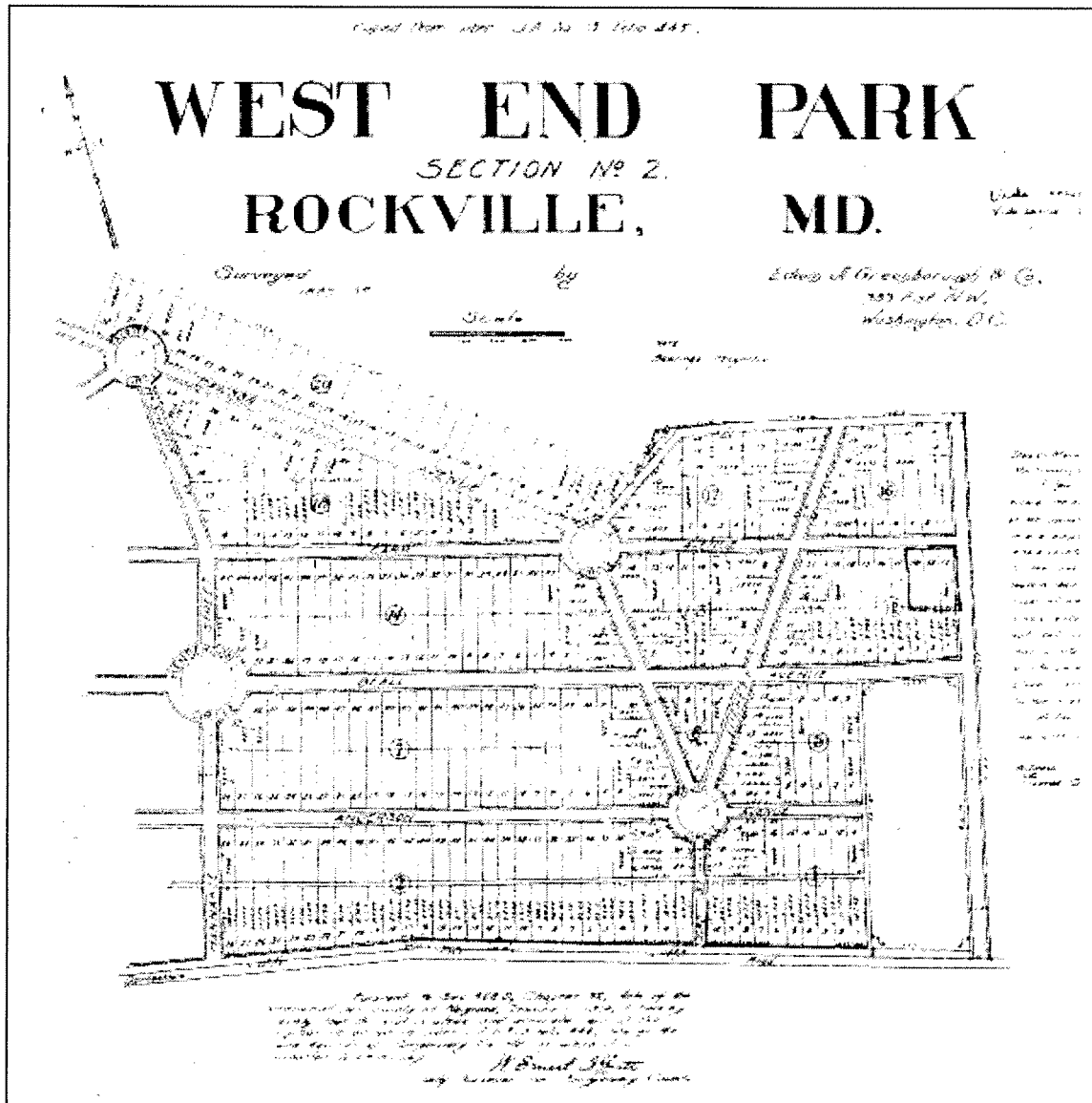


View of rear (W) and side (N) of house

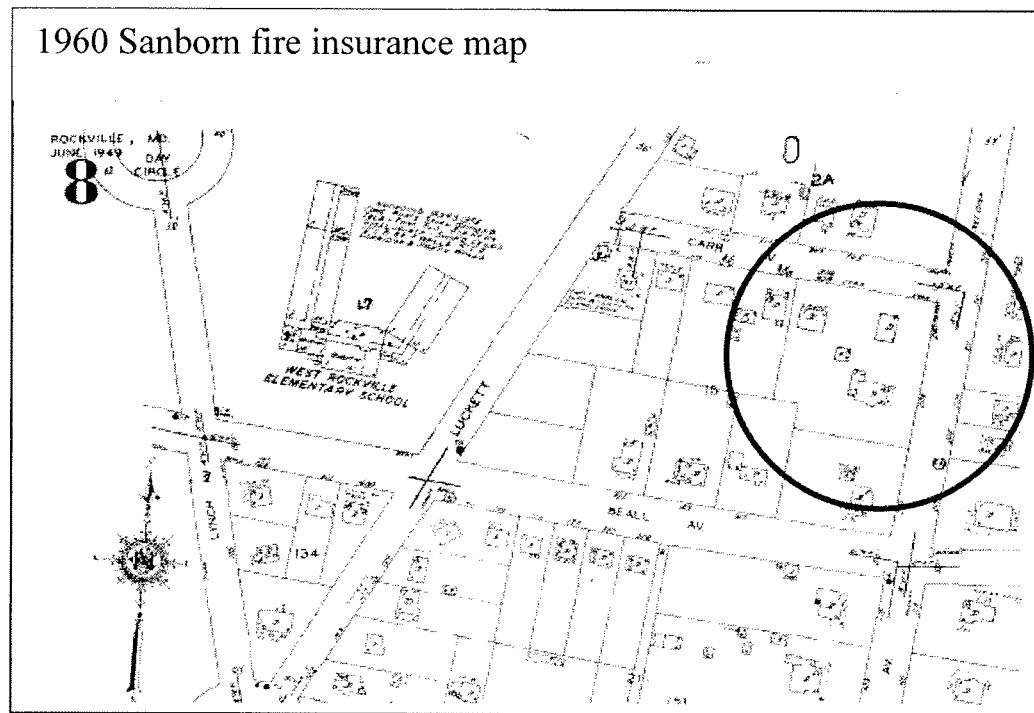
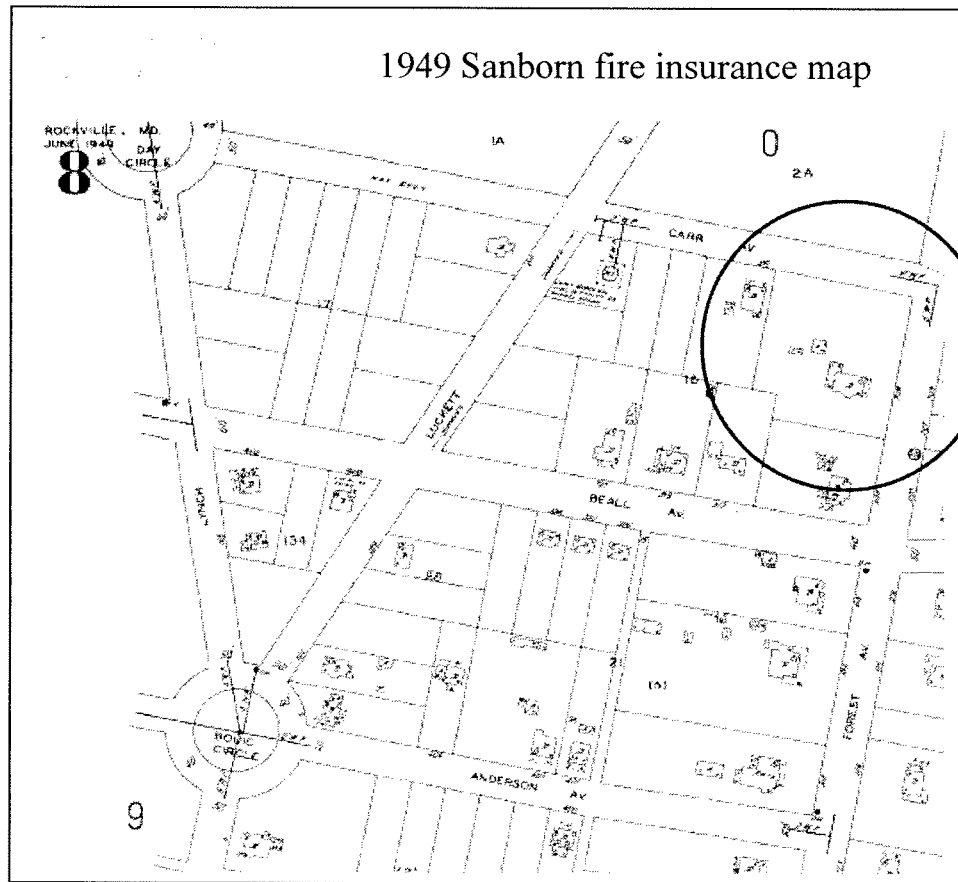
Mature cedars and shrubs on the property  
View from Carr Avenue, looking east**Deed Research:**

<b>Liber/Folio</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
JA 13/F 445	1889-1890	Henry N. Copp records	Section No.2 West End Park
Equity No. 17815	?		
[Lot 13/ block 12]	?		
454/457 [Lots 14, 15/ block 12]	6/9/1928 [\$300]	John T. Vinson, deceased	Frank H. and Mary C. Higgins
1987/407 [Lot 12, block 12]	11/9/54	Alex K. Hancock [default of Mary J. Blackburn]	Frank H. and Mary C. Higgins
2010/493 [Parts of lots 12,13,14/ Block 12]	1/7/1955	Frank H. and Mary C. Higgins	Frank & Betty F. Burkholder, and Robert C. and Betty B. Burkholder
2182/96	3/16/1956	Frank & Betty F. Burkholder, and Robert C. and Betty B. Burkholder	Katherine R. Benson
11155/207	3/2/1993	Katherine R. Benson	Alan and Cynthia Corderman Wildberger
17736/165	12/6/1999	Alan and Cynthia Corderman Wildberger	William and Michele Egan

The subject property was platted with Section No. 2 of the West End Park subdivision, platted by Henry N. Copp in 1889-1890. The property is highlighted below, showing the three complete lots # 12, 13, and 14.

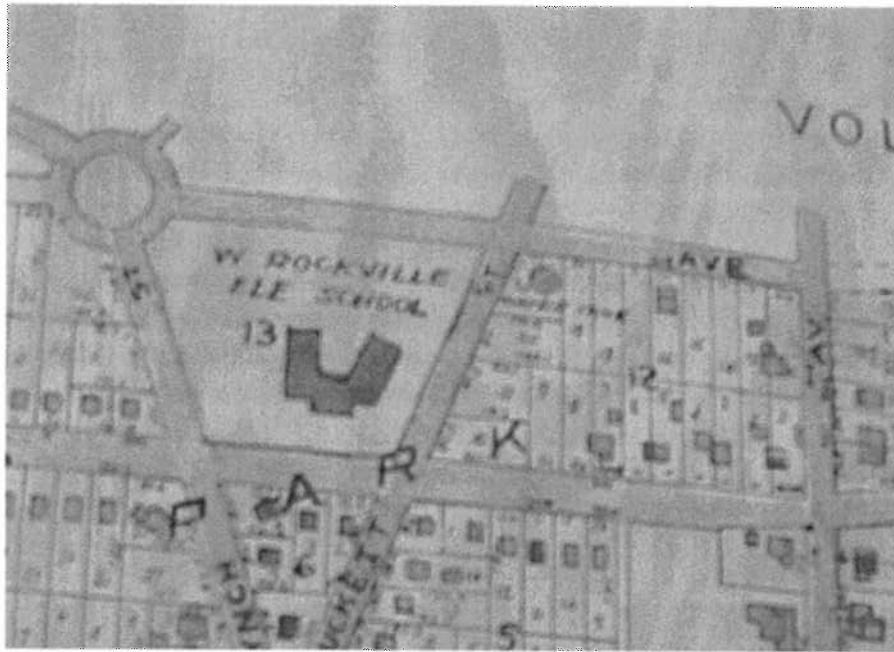


As of 1949, when the Sanborn fire insurance map was produced, the only house on this property was the neighboring bungalow with its garage, at 208 Forest Avenue (see below).



The 1960 Sanborn map (above) illustrates the considerable construction activity between 1949 and 1960. In those years, “West Rockville Elementary School” – now known as “Beall Elementary” – was built, and the construction of the subject property at the corner of Forest Avenue and Carr Avenue is also documented.

Another real estate map from 1959, the F.H.M. Klinge Property map of Montgomery County, does not show the subject dwelling at this corner. While there could be some skepticism for dating the construction of the subject property at 1959-1960, the Klinge map does illustrate a substantial number of new homes in the vicinity of West Rockville E.S., and therefore may be used to more closely establish the construction date for the house at this property as c. 1960.



1959 F.H.M. Klinge Property map

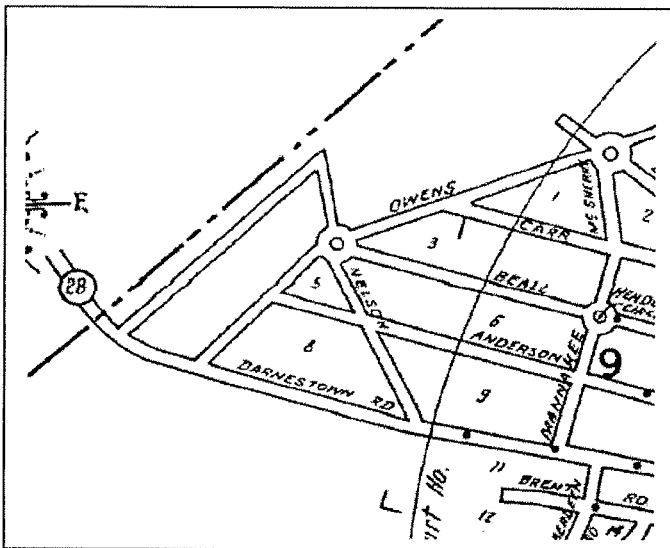
The 1960 Sanborn map does not show the new property lines that were established by deed, and one aspect of the property’s history involves the resubdivision of the lots 12 –14 to include only the northern portion of the lots, and their combination into a single, buildable lot.

This resubdivision is documented in the 1955 deed (2010/493) transferring the subject property to the Burkholders. In that deed, Equity proceedings No. 17815 are referenced. This likely refers to a tax sale of Lot #13, as the sale of Lot 12 was completed in 1954; and, the sale of lots 14 and 15 were completed in 1928.

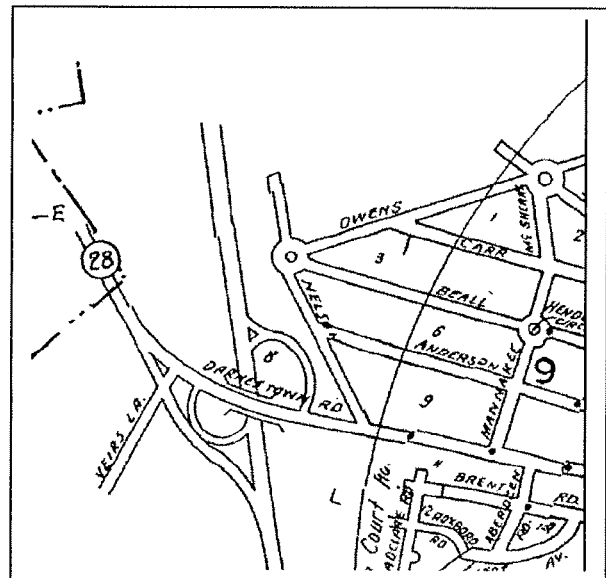
## Historic Significance

The property history provides further insight into the development history of West End Park. While envisioned as a grand Victorian suburb by Henry N. Copp in 1889, this part of Rockville slowly filled in over time. This particular property was established by Frank H and Mary G. Higgins by deed. They accumulated the property over time (1928 –1955), and resubdivided lots 12-14 to provide a building lot at the corner measuring 75' frontage on Forest Avenue, with 135' of frontage along Carr Avenue. If the c. 1960 date, supported with the F.H.M. Klinge map, is correct, the house was constructed on this site by Katherine Benson, who purchased the property from the Burkholders in 1956.

This house is singular in the neighborhood, in terms of design and materials. The property owner provides an explanation by relating that he was told that the house was relocated to this property after it had served as the temporary offices for the State highway Department during the construction of US 240 at MD 28. A letter to the editor in the *Washington Post and Times Herald* (August 23, 1954, p. 6) refers to four homes being affected by the construction of the cloverleaf in this vicinity. The Sanborn map from 1949 indicates three building blocks between Nelson Street and the 1949 Rockville City limits that were laid out in 1949, but which were removed with the construction of US 240 (today known as "Interstate 270"), as shown in the 1960 Sanborn map.



1949 Sanborn Map



1960 Sanborn Map

This link between the subject property and the construction of US 240 has not been documented. No information has been found to actually document that this was one of four houses affected by the cloverleaf construction. There are many articles on the public debate at this time, but the discussion focuses on traffic problems caused by providing access through Rockville while the

remainder of the highway south of MD 28 was under construction, and not on the incorporation of three blocks into the highway right-of-way.

## **CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA**

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

### **I. Historical and cultural significance:**

- A. EVENT: Is the site of a significant historic event. *No.*
- B. PERSON: Is the site identified with a person or a group of persons who influenced society. *No.*
- C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)  
*No.*
- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation. *No.*

### **II. Architectural and design significance:**

- A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction. *No, the building is not a prototypical example of its type.*
- B. ARCHITECT: Represents the work of a master. *No.*
- C. ARCHITECTURE: Possesses high artistic values. *No.*
- D. Represents a significant and distinguishable entity whose components may lack individual distinction. *No, this criterion applies to multi-site historic districts only.*
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. *No, there is nothing singular about the house or the landscape.*

### **III. Structural Integrity: (apply if the property meets any of the above criteria) *N/A***

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

"Substantially Altered"

Minor alterations

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

**IV. Level of site significance:** (Check those that apply) *N/A*

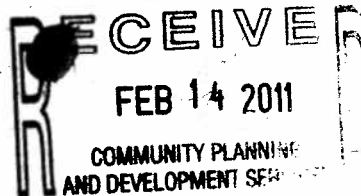
Local:

State:

National:

**Attachments:** Application; state real property data; 1949, 1960 Sanborn map (detail); 8.23.54  
"Letters to the Editor," *Washington Post and Times Herald* (p. 6).

HDC2011-0527



## Nomination of Property for Local Historic Designation

Property Address: 210 Forest Avenue Rockville Md 20850

Your Name: William H Egan

Are you the property owner? Yes ☒ No ☐

If you are not the owner, please list the name and mailing address of the owner(s):  
\_\_\_\_\_

If you are not the owner, please explain your relationship to the property: \_\_\_\_\_

Your mailing address if different from above:

17001 Germantown Rd Germantown, Md 20874

Daytime telephone number: 301-502-7561 Home telephone: 301-428-0591

Property Type: Single-family residence ☒ Commercial Building ☐  
Other ☐

Year Built (if known): 1955

Architect/Builder (if known): Unknown

Do you have information on the history of the property that you would be willing to share with the City's Historic Preservation staff for research purposes? *Note: House was relocated Early 1960s (Approx). Its Prior use was temporary office of State Hwy Dept. During construction of Rt 270.*  
Yes ☐ No ☒

If you are the property owner, do you authorize City staff to inspect and photograph the exterior of the property? Yes ☒ No ☐

210 Forest Ave  
I hereby nominate the property at Rockville, Md 20850 to be evaluated for local historic designation based on the City of Rockville's criteria of historical, cultural, architectural and/or design significance. I have been provided with information on the responsibilities and benefits of owning historically designated property.

Signature William Egan Date 2/11/11

Please return this completed form to: Historic Preservation Office, Department of Community Planning and Development Services, 111 Maryland Avenue, Rockville, Maryland 20850-2364, or Fax to: 240-314-8210. Questions? Call 240-314-8230.

Office use only: Date received 2/14/11 Assigned to PD Zick

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw4.3A)  
MONTGOMERY COUNTY

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**Account Identifier:** District - 04 Account Number - 00228544

**Owner Information**

**Owner Name:** EGAN WILLIAM H & M D **Use:** RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 17001 GERMANTOWN RD  
GERMANTOWN MD 20874-2950 **Deed Reference:** 1) /17736/00165  
2)

**Location & Structure Information**

**Premises Address** 210 FOREST AVE  
ROCKVILLE 20850-1819 **Legal Description** PT LOTS 13 & 14 WEST  
END PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
GR23	000Q	0000		040234		12	P12	1		

**Special Tax Areas** **Town** ROCKVILLE  
**Ad Valorem**  
**Tax Class** 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	864 SF	9,675 SF	111

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
<b>Land</b>	354,080	289,700		
<b>Improvements:</b>	87,870	75,800		
<b>Total:</b>	441,950	365,500	365,500	365,500
<b>Preferential Land:</b>	0			0

**Transfer Information**

Seller:	Date:	Price:
WILDBERGER, CYNTHIA C & A	12/09/1999	\$126,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/17736/ 00165	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

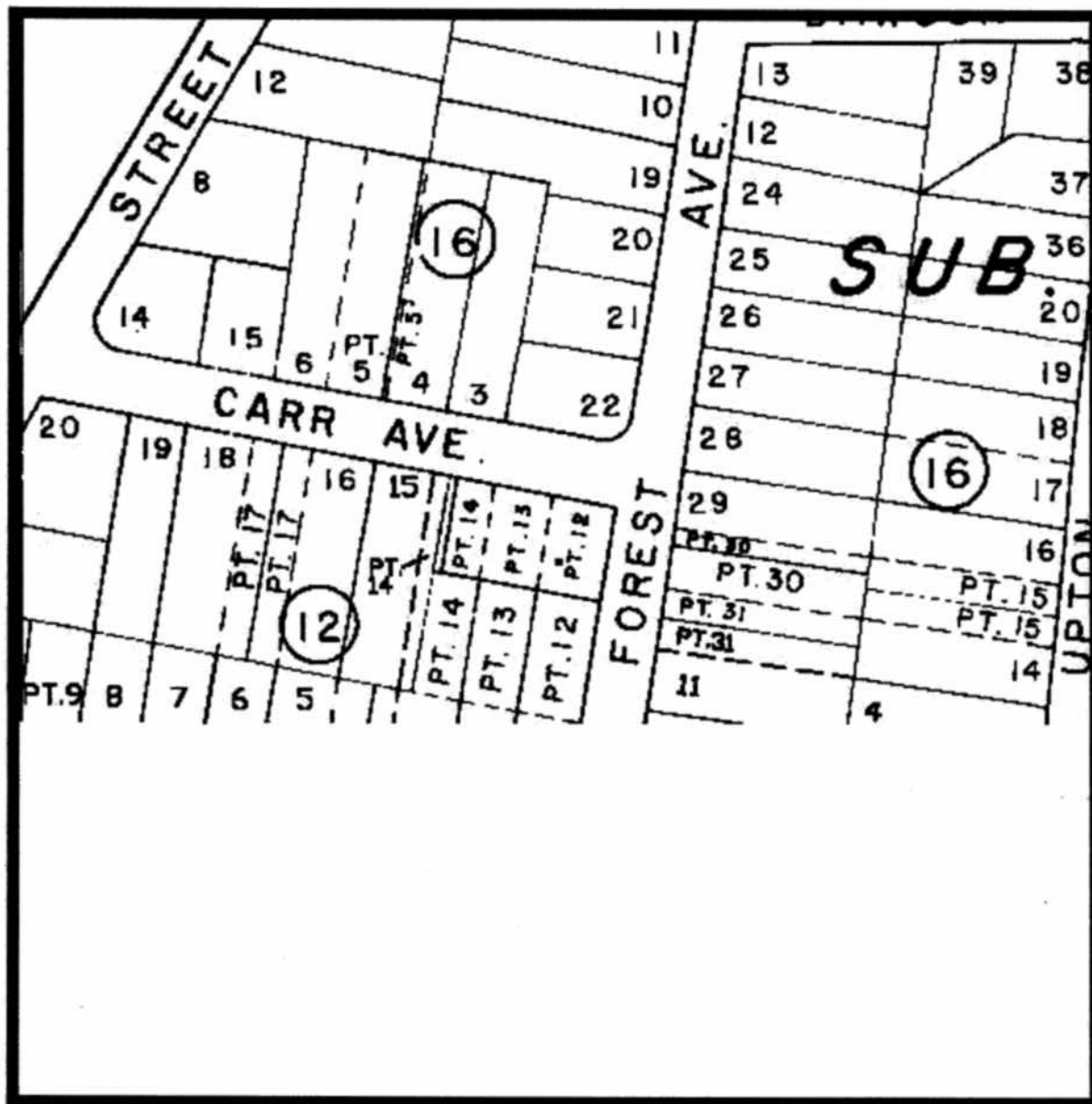
**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** \* NONE \*



**Maryland Department of Assessments and Taxation**  
**MONTGOMERY COUNTY**  
**Real Property Data Search**

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District - 04 Account Number - 00228544

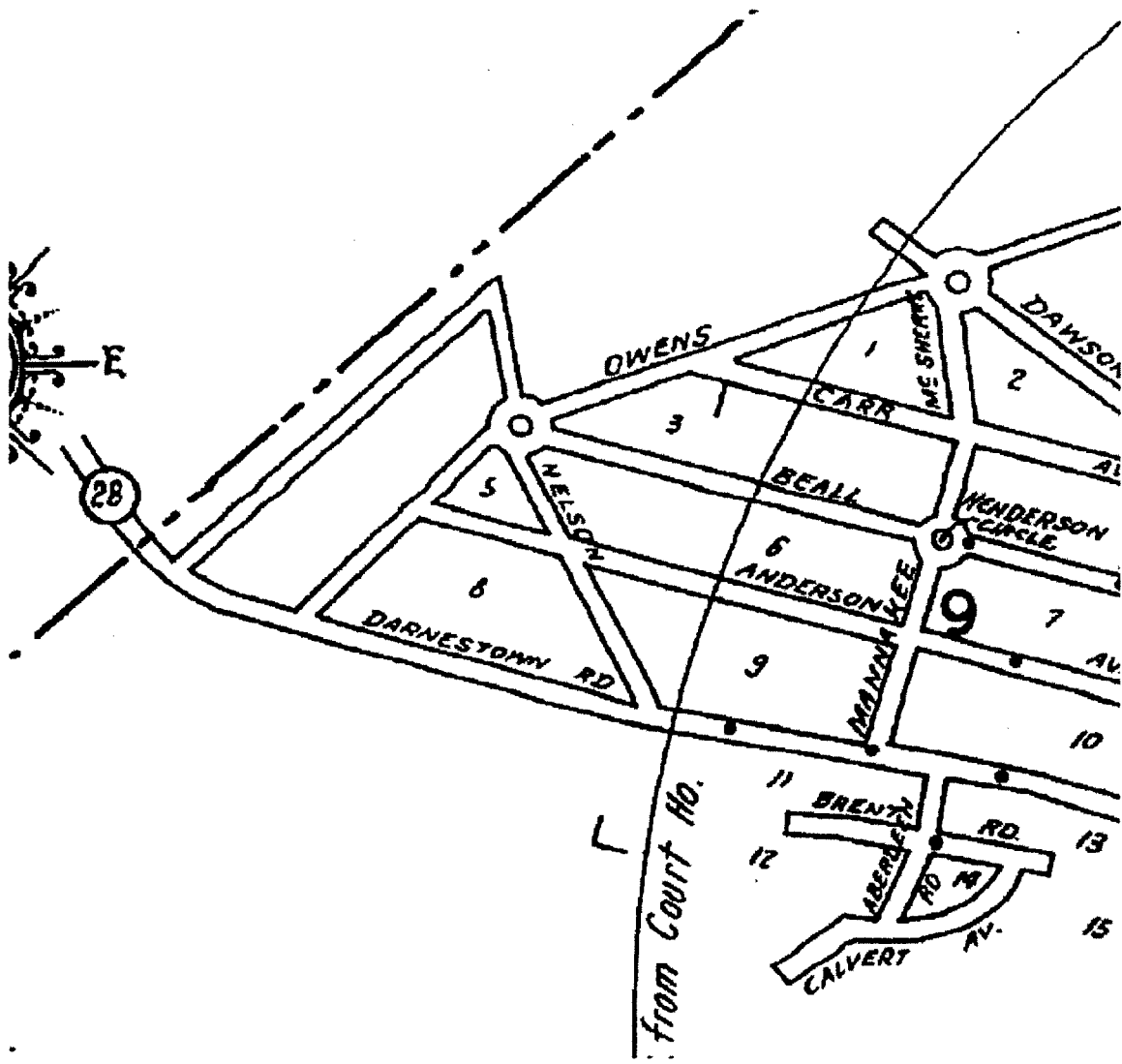


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

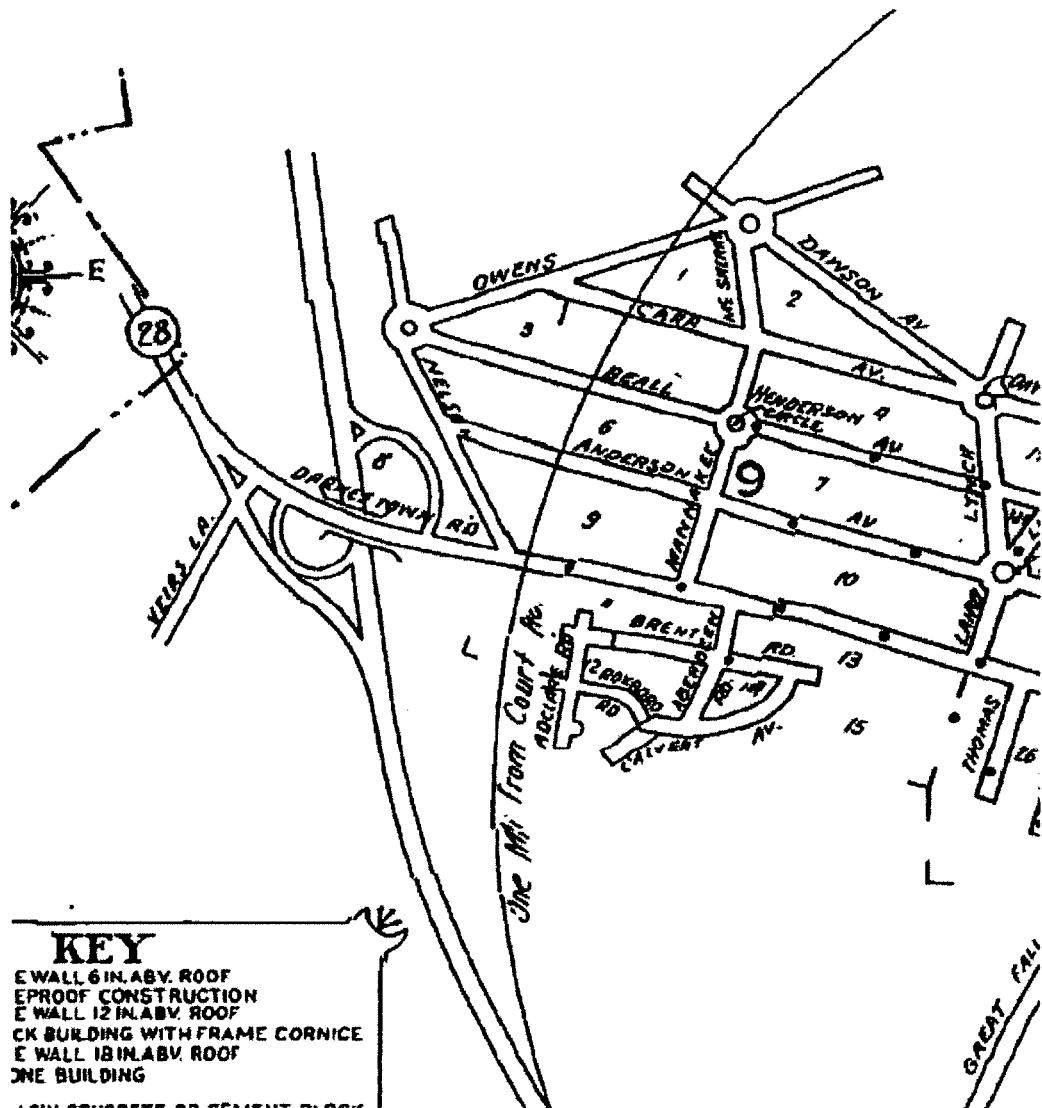
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2009.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)

1949 Sanborn



1960+ Sanborn



# Letters to the Editor

## *Cloverleaf Prisoner*

The State of Maryland is certainly doing itself proud these days with its long-range, extensive highway construction program. It is indeed a vast undertaking reflecting favorably on the foresight of the Maryland State Road Commission. Yet, as in all projects of this nature, occasional inequitable situations will arise which should be, and usually are, resolved in a manner reflecting credit on all parties concerned.

Such an inequitable situation has presented itself in nearby Maryland, close to the intersection of Routes U. S. 240 and Maryland 28 in Montgomery County. The construction of a cloverleaf in this vicinity has been planned which encloses four private dwellings within one of the leaves. (Your paper noted this in its August 12 edition.) While this development undoubtedly would enhance the homeowners' transit prospects, it also unquestionably would lower the value of the property encircled.

Now you would think that the State Road Commission would recognize this fact and would consider some fair method to compensate for this state of affairs. But in the one instance that I know of personally, it appears otherwise. The affected homeowner's property is to be infringed upon to a small degree. The State Road Commission denies any damages for the clover-leaf imprisonment and offered a fair market value for the property actually to be utilized. They further indicated that this payment would relieve them of any further responsibility in the matter.

This is fine for the Commission, but what recourse does the owner have? To sell at a loss due to his newly acquired surroundings and situation? To sit tight and live with his intolerable status? Neither of those alternatives strikes me as being at all equitable—in fact, it seems pretty shabby treatment by the Maryland State Road Commission if this is where the story ends. This case should be carefully reviewed and a creditable, equitable decision given if the reputation of the State of Maryland for fair dealing is to be maintained.

F. A. EPSIL.

Silver Spring, Md.